

Return To:
GANEK LLC F/K/A GANEK PC
Laura Suggs
2325 Lakeview Parkway, Suite 450
Alpharetta, GA 30009
Phone: (404) 939-9919 Fax: (678) 528-3903
AL250469-LW
Tax Parcel ID: 12 -2701-0747-031-6

LIMITED WARRANTY DEED

STATE OF NC

COUNTY OF Iredell

THIS INDENTURE, made the 8 day of May, 2025 between **TINA M. KINARD**, as party or parties of the first part, hereinafter called Grantor, and **AVA ROSE KINARD**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 747 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being Lot 8, Atley, as shown on plat recorded in Plat Book 433, pages 72-79, being revised at Plat Book 452, pages 1-9, Fulton County, Georgia records, which said plat being incorporated herein by reference thereto.

Tax Parcel ID No. 12 -2701-0747-031-6

Which currently has the address of: **136 Everley Walk, Alpharetta, GA 30009**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2025 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]